

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SMITH ST, ARLINGTON

OWNERSHIP

Owner 1:	SMALLIGAN PAUL T & MARY R TRS
Owner 2:	42 SMITH ST REALTY TRUST
Owner 3:	
Street 1:	20751 BLUERIDGE MOUNTAIN RD
Street 2:	
Twn/City:	PARIS
St/Prov:	VA
Postal:	20130

PREVIOUS OWNER

Owner 1:	PETRUZZI GLENN/DANIELLE F -
Owner 2:	-
Street 1:	42 SMITH STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1919, having primarily Wood Shingle Exterior and 1104 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	491,000			491,000
Total Card	0.000	491,000			491,000
Total Parcel	0.000	491,000			491,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	444.75	/Parcel:	444.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	483,800	0	.		483,800	483,800	Year End Roll	12/18/2019
2019	102	FV	503,200	0	.		503,200	503,200	Year End Roll	1/3/2019
2018	102	FV	446,100	0	.		446,100	446,100	Year End Roll	12/20/2017
2017	102	FV	407,500	0	.		407,500	407,500	Year End Roll	1/3/2017
2016	102	FV	407,500	0	.		407,500	407,500	Year End	1/4/2016
2015	102	FV	371,100	0	.		371,100	371,100	Year End Roll	12/11/2014
2014	102	FV	354,600	0	.		354,600	354,600	Year End Roll	12/16/2013
2013	102	FV	354,600	0	.		354,600	354,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRUZZI GLENN/	54752-585		5/28/2010		376,000	No	No		
BOUDREAU COLLEE	45269-502		5/27/2005		360,000	No	No		
MARTIN MICHELE	35928-562		7/19/2002		335,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	NATURAL			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CHK INTER & DECK WIP.
--	-----------------------

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1919	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	43.000000000
Name:	

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1										# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals				RM: 6				BR: 3			Bath: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514624
Depreciation:	23673
Depreciated Total:	490951

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,104	398.210	439,624
Net Sketched Area:		1,104	Total:	439,624
Size Ad	1104	Gross Are	1104	FinArea
				1104

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

